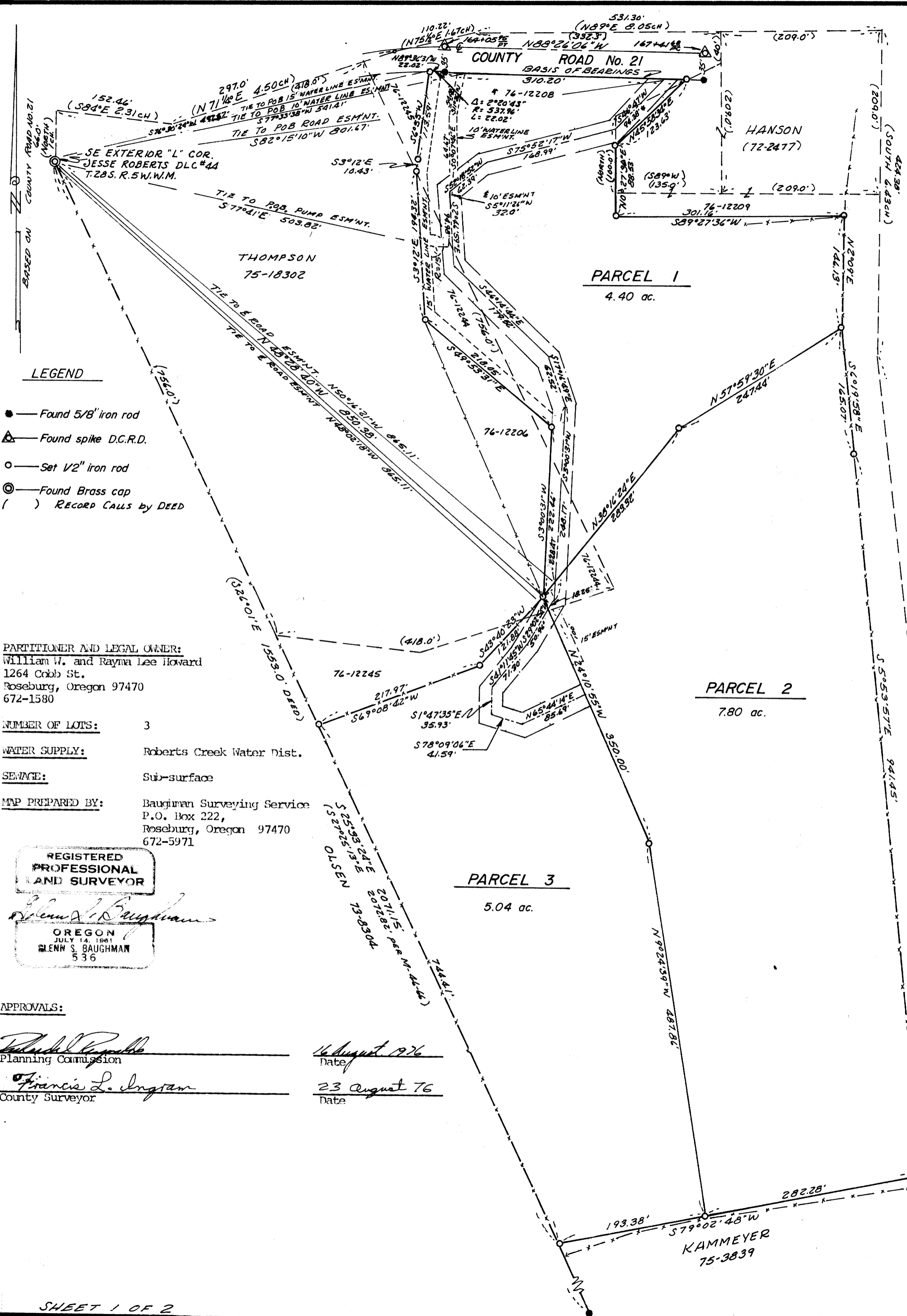


FILED
RECEIVED *dy*
AUG 23 1976
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

**MINOR LAND PARTITION
IN SECTION 19, T.28S. R.5W. W.M.**

AUGUST 1976 SCALE: 1"=100'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



LEGEND

- Found 5/8" iron rod
- ▲ Found spike D.C.R.D.
- Set V2" iron rod
- ⊙ Found Brass cap
- () RECORD CALLS BY DEED

PARTITIONER AND LEGAL OWNER:
William W. and Rayna Lee Howard
1264 Cobb St.
Roseburg, Oregon 97470
672-1580

NUMBER OF LOTS: 3

WATER SUPPLY: Roberts Creek Water Dist.

SEWAGE: Sub-surface

MAP PREPARED BY: Baugman Surveying Service
P.O. Box 222,
Roseburg, Oregon 97470
672-5971

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Glenn S. Baughman

OREGON
JULY 14, 1961
GLENN S. BAUGHMAN
536

APPROVALS:

Richard Reynolds
Planning Commission

16 August 1976
Date

Francis L. Ingram
County Surveyor

23 August 76
Date

MINOR LAND PARTITION IN SECTION 19, T.28S. R.5W. W.M.

AUGUST 1976 COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

STATE OF OREGON
COUNTY OF DOUGLAS
I, Doris L. Wadsworth, County Clerk and ex-officio
Recorder of Deeds for said County, do hereby certify that the within instrument was
filed AUG 23 1976 2:36P
and Recorded in Volume 2
at Page 222 AB Minor land
Records of Douglas County, Oregon.
DORIS L. WADSWORTH
Maryd Seal

FILED
RECEIVED
AUG 23 1976
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL NO. 1

Beginning at a 1/2" iron rod in an existing fence line from which the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, Township 28 South, Range 5 West W.M., bears N 48°28'40" W 850.38 feet; thence N 38°16'24" E 283.32 feet to a 1/2" iron rod; thence N 57°59'30" E 247.44 feet to a 1/2" iron rod in a North-South fence line; thence N 2°09' E along said fence line 146.13 feet to a 1/2" iron rod at the Southeast corner of that certain parcel of land described in Recorder's No. 76-12209, Deed Records of Douglas County, Oregon; thence S 89°27'36" W along the South line of said lands 301.16 feet to the Southwest corner thereof as described in said Recorder's No. 76-12209, to a 1/2" iron rod; thence N 0°27'36" E 88.53 feet to a 1/2" iron rod; thence N 45°58'34" E along the Easterly line of the lands described in Recorder's No. 76-12208, Deed Records of Douglas County, Oregon, 123.63 feet to a 1/2" iron rod on the Southerly R/W line of the new location of County Road No. 21; thence N 88°26'06" W along said Southerly R/W line 310.20 feet to a 5/8" iron rod; thence along an arc of a 537.96 foot radius curve left (the long chord of which bears N 89°36'31" W) 22.02 feet to a 1/2" iron rod; thence S 6°55' W along a fence line being the Easterly line of the lands described in Recorder's No. 76-12245, Deed Records of Douglas County, Oregon, 113.59 feet to a 1/2" iron rod; thence continuing along a fence line along said lands S 3°12' E 10.43 feet to a 1/2" iron rod; thence continuing S 3°12' E along a fence line along the West line of the lands described in Recorder's No. 76-12244, Deed Records of Douglas County, Oregon, 194.32 feet to a 1/2" iron rod; thence leaving said fence line S 49°53'31" E along the property line as described in Recorder's No. 76-12206, Deed Records of Douglas County, Oregon, 218.05 feet to a 1/2" iron rod; thence continuing along said property line S 3°00'31" W 222.46 feet to the Point of Beginning, situated in Section 19, Township 28 South, Range 5 West W.M., containing 4.40 acres, more or less.

SUBJECT TO a 30 foot easement for ingress and egress, over and across and under, for roadway and utility purposes, being 15 feet on each side of the following described centerline, to wit: Beginning at a point on the Southerly R/W line of the new location of County Road No. 21, from which the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, bears S 82°15'10" W 801.67 feet; thence along said center line the following courses and distances: S 46°47' W 94.38 feet; S 75°52'17" W 168.99 feet; S 52°18'52" W 62.39 feet; S 2°46'59" E 94.98 feet; S 46°14'44" E 179.52 feet; S 17°16'49" E 62.52 feet; S 3°00'31" W 228.47 feet, and end of said described center line, situated in Section 19, Township 28 South, Range 5 West W.M., Douglas County, Oregon. ALSO SUBJECT TO a 10 foot easement for the installation and maintenance of a water line, being 5 feet on each side of the following described center line, to wit: Beginning at a point from which the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, bears S 77°33'38" W 541.41 feet; thence along said center line the following courses and distances: S 11°26' W 54.48 feet; S 0°07'46" E 64.67 feet; S 5°11'26" W 32 feet and end of said described center line, situated in Section 19, Township 28 South, Range 5 West W.M., Douglas County, Oregon. ALSO SUBJECT TO an easement being a 15 foot radius around the following described point for the installation and maintenance of a water pumping station, said point is located S 77°41' E 503.81 feet from the exterior "L" corner of the Jesse Roberts D.L.C. No. 44 in Section 19, Township 28 South, Range 5 West W.M. ALSO SUBJECT TO a 15 foot easement for the installation and maintenance of a water line lying 15 feet perpendicular to and 15 feet Easterly of the following described line: Beginning at a point from which the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, Township 28 South, Range 5 West W.M., bears S 76°30'24" W 497.57 feet; thence along the following courses and distances: S 6°55' W 113.59 feet; S 3°12' E 204.75 feet; S 49°53'31" E 218.05 feet and S 3°00'31" W 235 feet and end of said easement, situated in Section 19, Township 28 South, Range 5 West W.M., Douglas County, Oregon.

PARCEL NO. 2 Beginning at a 1/2" iron rod in an existing fence line from which the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, Township 28 South, Range 5 West W.M., bears N 48°28'40" W 850.38 feet; thence N 38°16'24" E 283.32 feet to a 1/2" iron rod; thence N 57°59'30" E 247.44 feet to a 1/2" iron rod in a North-South fence line; thence along said fence line S 6°19'58" E 165.07 feet to a 1/2" iron rod and S 5°53'57" E 941.45 feet to a 1/2" iron rod; thence leaving said North-South fence line S 79°02'48" W along the Northwesterly line of the lands described in Recorder's No. 75-3839, Deed Records of Douglas County, Oregon, 282.28 feet to a 1/2" iron rod; thence leaving the Northwesterly line of said lands N 9°24'39" W 487.86 feet to a 1/2" iron rod; thence N 24°10'55" W 350.0 feet to the Point of Beginning, situated in Section 19, Township 28 South, Range 5 West W.M., Douglas County, Oregon, containing 7.80 acres, more or less. TOGETHER WITH a 30 foot easement for ingress and egress over and across and under, for roadway and utility purposes, being 15 feet on each side of the following described center line, to wit: Beginning at a point on the Southerly R/W line of the new location of County Road No. 21, from which the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, bears S 82°15'10" W 801.67 feet; thence along said center line the following courses and distances: S 46°47' W 94.38 feet; S 75°52'17" W 168.99 feet; S 52°18'52" W 62.39 feet; S 2°46'59" E 94.98 feet; S 46°14'44" E 179.52 feet; S 17°16'49" E 62.52 feet; S 3°00'31" W 248.17 feet; S 29°02'50" W 69.21 feet; S 41°11'45" W 71.30 feet; S 1°47'35" E 35.93 feet; S 78°09'06" E 41.59 feet, and end of said center line, situated in Section 19, Township 28 South, Range 5 West W.M., Douglas County, Oregon. ALSO TOGETHER WITH a 10 foot easement for the installation and maintenance of a water line, being 5 feet on each side of the following described center line, to wit: Beginning at a point from which the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, Township 28 South, Range 5 West W.M., bears S 77°33'38" W 541.41 feet; thence along said center line the following courses and distances: S 11°26' W 54.48 feet; S 0°07'46" E 64.67 feet; S 5°11'26" W 32.0 feet and end of said described center line, situated in Section 19, Township 28 South, Range 5 West W.M., Douglas County, Oregon. ALSO TOGETHER WITH an easement being a 15 foot radius around the following described point for the installation and maintenance of a water pumping station, said point is located S 77°41' E 503.81 feet from the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, Township 28 South, Range 5 West W.M. in Section 19, said Township and Range. SUBJECT TO a 30 foot easement for ingress and egress over and across and being 15 feet on each side of the following described center line, to wit: Beginning at a point from which the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, Township 28 South, Range 5 West W.M., bears N 50°16'21" W 849.29 feet; thence along said center line S 3°00'31" W 19.70 feet and S 29°02'50" W 18.25 feet and end of said described center line, situated in Section 19, Township 28 South, Range 5 West W.M., Douglas County, Oregon. ALSO SUBJECT TO a 15 foot easement for the installation and maintenance of a water line lying 15 feet Easterly and parallel with the following described line: Beginning at a point from which the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, Township 28 South, Range 5 West W.M., bears N 48°28'40" W 850.38 feet; thence S 24°10'55" E 100 feet and end of said described line, situated in Section 19, Township 28 South, Range 5 West W.M., Douglas County, Oregon.

PARCEL NO. 3 Beginning at a 1/2" iron rod in an existing fence line from which the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, Township 28 South, Range 5 West W.M., bears N 48°28'40" W 850.38 feet; thence S 43°40'23" W along an existing fence line being the Southerly line of the lands described in Recorder's No. 76-12245, Deed Records of Douglas County, Oregon, 121.88 feet to a 1/2" iron rod; thence continuing along said Southerly line S 69°08'42" W 217.97 feet to a 1/2" iron rod at an existing fence corner on the Easterly line of the lands described in Recorder's No. 73-8304, Deed Records of Douglas County, Oregon; thence S 25°33'24" E along the lands described in said Recorder's No. 73-8304, 744.41 feet to a 1/2" iron rod; thence along the Northwesterly line of the lands described in Recorder's No. 75-3839, N 79°02'48" E 193.38 feet to a 1/2" iron rod; thence leaving said Northwesterly line N 9°24'39" W 487.86 feet to a 1/2" iron rod; thence N 24°10'55" W 350.00 feet to the Point of Beginning, situated in Section 19, Township 28 South, Range 5 West W.M., Douglas County, Oregon, containing 5.04 acres, more or less. TOGETHER WITH a 15 foot easement for the installation and maintenance of a water line lying 15 feet perpendicular to and 15 feet Easterly of the following described line: Beginning at a point from which the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, Township 28 South, Range 5 West W.M., bears S 76°30'24" W 497.57 feet; thence along the following courses and distances: S 6°55' W 113.59 feet; S 3°12' E 204.75 feet; S 49°53'31" E 218.05 feet and S 3°00'31" W 235 feet and end of said easement, situated in Section 19, Township 28 South, Range 5 West W.M., Douglas County, Oregon. ALSO TOGETHER WITH a 30 foot easement for ingress and egress over and across and being 15 feet on each side of the following described center line, to wit: Beginning at a point on the Southerly R/W line of the new location of County Road No. 21, from which the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, Township 28 South, Range 5 West W.M., bears S 82°15'10" W 801.67 feet; thence along said center line the following courses and distances: S 46°47' W 94.38 feet; S 75°52'17" W 168.99 feet; S 52°18'52" W 62.39 feet; S 2°46'59" E 94.98 feet; S 46°14'44" E 179.52 feet; S 17°16'49" E 62.52 feet; S 3°00'31" W 248.17 feet; S 29°02'50" W 18.3 feet and end of said center line, situated in Section 19, Township 28 South, Range 5 West W.M., Douglas County, Oregon. SUBJECT TO a 30 foot easement for ingress and egress over and across and under, for roadway and utility purposes, being 15 feet on each side of the following described center line, to wit: Beginning at a point from which the Southeast exterior "L" corner of the Jesse Roberts D.L.C. No. 44, Township 28 South, Range 5 West W.M., bears N 48°02'18" W 865.11 feet; thence along said center line the following courses and distances: S 29°02'50" W 50.96 feet; S 41°11'45" W 71.30 feet; S 1°47'35" E 35.93 feet; S 78°09'06" E 41.59 feet; N 65°44'14" E 85.69 feet and end of said described line, situated in Section 19, Township 28 South, Range 5 West W.M. Douglas County, Oregon.